

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.O. and D.R. 3.5 zone to an B.L. zone, and (2) for a Special Exception, under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the reasons given in the attached statement, and (3) for a Special Exception, under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County: N/A

LOT 1 JACOB W. WOLF'S SUBDIVISION

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Wanda K. Welsh
Address: 19701 Gunpowder Road, 239-3854
City and State: Millers, Maryland 21107
Name: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

BANC-Form 1

Al L. Snyder
1911 Harwood Pike
Baltimore, Maryland 21204
(301) 833-7744

Description to accompany Zoning Petition

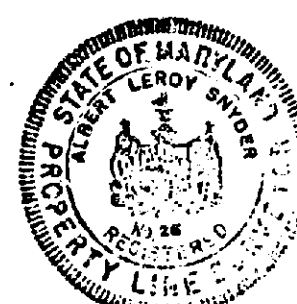
Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 264.0 feet, thence to the place of beginning

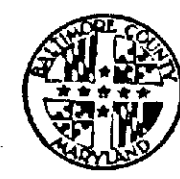
Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.



Robert Long

MEMBER: Md. Soc. of Surveyors • W. Va. Assoc. of Land Surveyors • A.C.E.M. • C.C.A.E.



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

September 30, 1986

Wanda K. Welsh, et al
19701 Gunpowder Road
Millers, MD 21107

Re: Case No. R-87-92 and
Case No. R-87-93
Wanda K. Welsh, et al

Dear Ms. Welsh:

Enclosed herewith is a copy of the Order of Dismissal of petitions passed today by the County Board of Appeals in the above entitled cases.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: James Earl Kraft
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S OF WESTMINSTER TURNPIKE, 136' FROM NW/S WOLF STREET (Lot #2) 4th DISTRICT

and

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S OF WESTMINSTER TURNPIKE, 204' FROM NW/S WOLF STREET (Lot #1) 4TH DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. R-87-92
Item #5, Cycle III, 1986

and

No. R-87-93
Item #6, Cycle III, 1986

ORDER OF DISMISSAL

Petitions of Wanda K. Welsh, et al for reclassification from R.O. and D.R. 3.5 to B.L. on properties located on the northeast side of Westminster Turnpike, 136 feet and 204 feet from the northwest side of Wolf Street in the Fourth Election District of Baltimore County.

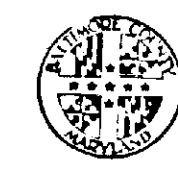
WHEREAS, in open hearing before the Board of Appeals on September 23, 1986, and prior to the taking of any testimony, the Petitioner withdrew and dismissed, without prejudice, the petitions filed in the above entitled cases. THEREFORE, IT IS HEREBY ORDERED this 30th day of September, 1986, that said petitions be and the same are DISMISSED, without prejudice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Bucheister, Jr.
Harry E. Bucheister, Jr.

Keith S. Franz
Keith S. Franz



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 18, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh
Mr. Gerald J. Lehman
Mr. John D. Lauer, Sr.
19701 Gunpowder Road
Millers, Maryland 21107

RE: PETITIONS FOR ZONING RECLASSIFICATION
NE/S of Westminster Turnpike, 136' from the NW/S of Wolf St.
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.
4th Election District
Wanda K. Welsh, et al - Petitioners
Case Nos. R-87-92 and R-87-93 (Cycle III, Item Nos. 5 and 6)

Ms. Welsh and Gentlemen:

This is to advise you that \$223.02 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025529

DATE 9/23/86 ACCOUNT 2-1-11-11-11

GROSS & POSTS

AMOUNT \$ 625.02
Ms. W. K. Welsh, 19701 Gunpowder Rd.,
Millers, MD, 21107

RECEIVED FROM

ADVERTISING & POSTING COSTS RE CASE NOS.

R-87-92 (\$411.51) and R-87-93 (\$411.51)

FOR 8 8019-*****625529-025529

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR RECLASSIFICATION
CASE NO. R-87-93

LOCATION: Northeast Side of Westminster Turnpike, 204 feet from Northwest Side of Wolf Street

PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To reclassify the property from an R.O. and D.R. 3.5 Zone to a B.L. Zone

All that parcel of land in the 4th Election District of Baltimore County Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 264.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.

Being the property of Wanda K. Welsh, et al as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

- 2 -

Ms. Wanda K. Welsh
Mr. Gerald J. Lehman
Mr. John D. Lauer, Sr.
19701 Gunpowder Road
Millers, Maryland 21107

August 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.
4th Election District
Wanda K. Welsh, et al - Petitioners
Case No. R-87-93 (Cycle III, Item No. 6)

TIME: 10:00 a.m.

DATE: Tuesday, September 23, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 03388

DATE 9/23/86 ACCOUNT 01-415

AMOUNT \$ 100.00

RECEIVED FROM

Wanda K. Welsh

FOR

RECLASSIFICATION

VALIDATION OR SIGNATURE OF CASHIER

ZONING OFFICE FOR ADVERTISING AND
7 A WEEK BEFORE THE HEARING. THIS
THE ZONING OFFICE ON THE DAY OF THE

APR 14 1987

WANDA K. WELSH, ET AL
#R-87-93
Item #6, Cycle III, 1986
NE/S Westminster Turnpike, 204'
from NW/S of Wolf Street
(Lot #1, Jacob W. Wolf's subdivision)
4th District
R.O. and DR 3.5 to B.L.
0.5 acres

Feb. 18, 1986 Petition filed

Wanda K. Welsh, et al
19701 Gunpowder Road
Millers, MD 21107
Petitioners

James Earl Kraft
Baltimore County Board of Education
212 Algonquin Road (21204)
940 YORK
Phyllis Cole Friedman
People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

DATE: FEBRUARY 17, 1986

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

FROM: WANDA K. WELSH (OWNER/APPLICANT)

RE: JACOB W. WOLF'S SUBDIVISION
(LOTS 1 AND 2)

EXPLANATION TO ACCOMPANY PETITIONS FOR ZONING RECLASSIFICATIONS
REASON: CHANGE OF AREA

This section of Westminster Road (also known as Route 140) has been the major highway from Westminster to Reisterstown and will upon completion and opening of the Northwest Expressway become a major access to this highway which will have its northern most terminus at Westminster Road.

Many formerly single family dwellings located along this road have been razed for construction of the new highway and related utilities installation. Others are being renovated for commercial uses. This neighborhood change has been taking place for less than one year and will probably continue over the next two to five years.

Population in the area as a result of the improved transportation system is expected to increase substantially. The site is served by public water facilities at present and is in an S-3 sewer zone.

The neighborhood is in a state of flux and has already experienced a change in the use of nearby properties.

In view of the changes in this area, we feel BL zoning would be appropriate to allow for multiplicity of use in serving the growing population and utilizing the site to its potential

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 19, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Wanda K. Welsh
19701 Gunpowder Road
Millers, Maryland 21107

RE: Item No. 6 - Cycle No. III
Petitioner: Wanda K. Welsh, et al
Reclassification Petition

Dear Ms. Welsh:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before N/A, 19___. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 6, Cycle III
September 19, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Hicks Engineering Co., Inc.
232 Cockeysville Road, Suite B
Hunt Valley, Maryland 21030



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassaf
Administrator

February 7, 1986

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Additional Comments
to CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots #1 and #2
E/S Westminster Pike
Route 140
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the revised submittal of 1-31-86 showing additional paving and State Highway Administration curb and gutter offset 31' from the centerline of Westminster Pike (Route 140) the State Highway Administration finds the revision generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Hicks Engineering Co., Inc.



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassaf
Administrator

January 24, 1986

Mr. J. Markle-Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots #1 and #2,
E/S Westminster Pike
Route 140
204' west of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' h section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL:GW:ies

cc: J. Ogle

enclosure

My telephone number is 301-659-1250

Teletypewriter for impaired hearing or speech

383-7555 Baltimore Metro - 505-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204 2556
494-4500

PAUL H. REINCKE
CHIEF

May 13, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Wanda K. Welsh, et al

Location: NE/S Westminster Turnpike, 204' from NW/S of Wolf Street

Item No.: 6 Zoning Agenda: Cycle III
4/86 - 10/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204
204-3201

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

April 22, 1986

RE: Zoning Advisory Review of Cycle III-Recuss.
Item # 6 - Cycle III
Property Owner: WANDA K. WELSH, ET AL
Location: NE/S WESTMINSTER PIKE, 204'
FROM NW/S OF WOLF ST.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment AT THIS TIME.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- (X) The property is located in a Baltimore County Landscape Manual, 2011-2025. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The certificate is located in a TRAFFIC AREA CONTROLLED BY A "F" LEVEL INTERSECTION as defined by 2111.122-25, and its conditions of use are not applicable to this site.
- (X) IF SUBJECT PROPERTY IS REZONED ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILL 86-82 "THE DEVELOPMENT REGULATIONS".

cc: James Hoswell

Europe A. Osler
Chief, Current Planning and Development

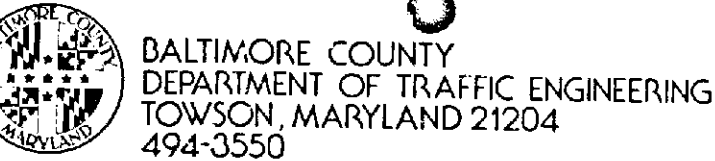
INTER-OFFICE CORRESPONDENCE

SUBJECT April - October 1986 - - Zoning Classification - - Cycle III

Item #6	Property Owner:	Wanda K. Welsh, et al
	Contract Purchaser:	
	Location:	NE/S Westminster Turnpike, 204' from NW/S of Wolf Street
	Existing Zoning:	R.O and D.R. 3.5
	Proposed Zoning:	R.L.
	Acres:	0.5 Acres
	District:	4th. Election District

Should there be existing structures it is possible a change of use along with an alteration permit to upgrade the structure(s) to the proposed new use would be required before occupancy. New structures would require a new building permit. No further comment at this time.

CEB/vw



STEPHEN E. COLLINS
DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III	April 1986
Item No.	6
Property Owner:	Wanda K. Welsh, et al
Location:	NE/S Westminster Turnpike, 204' from NW/S of Wolf St.
Existing Zoning:	R.O. and D.R. 3.5
Proposed Zoning:	B.L.
Acres:	0.5 acres
District:	4th Election District

Dear Mr. Hackett:

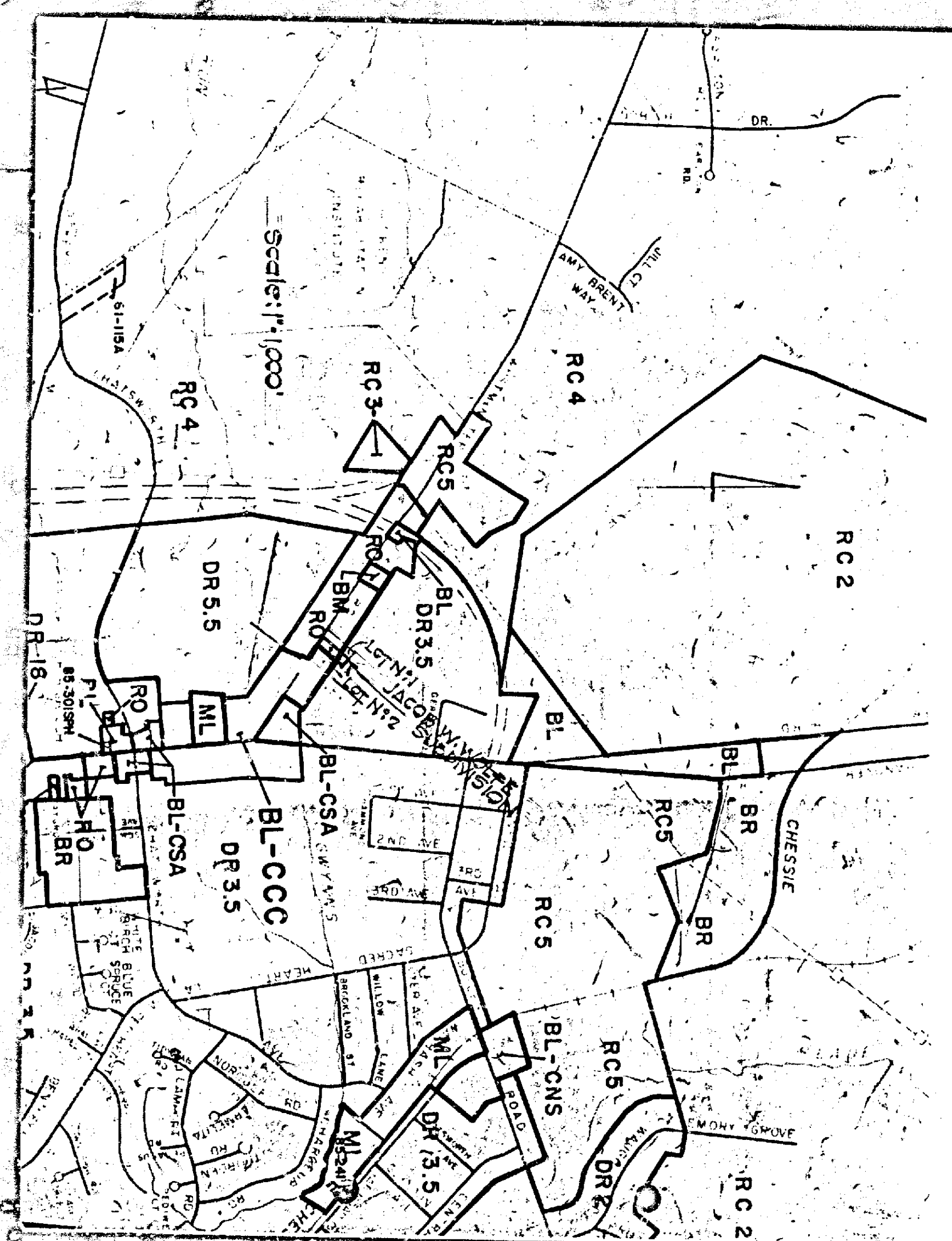
The present zoning for this site can be expected to generate approximately 160 trips per day, and the proposed B.L. zoning can be expected to generate approximately 250 trips per day.

All accesses will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



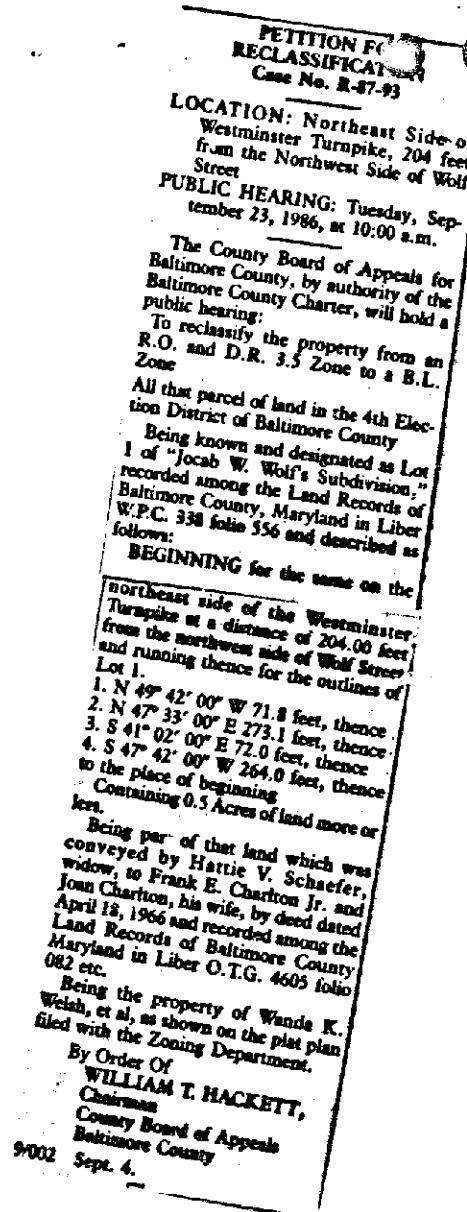
TOWSON, MD., September 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 4 19 86

THE JEFFERSONIAN,

Cost of Advertising

33.00



Westminster, Md., Sept. 4, 1986.....

PETITION FOR RECLASSIFICATION
CASE NO. R-87-93

LOCATION: Northeast Side of Westminster Turnpike, 204 feet from the Northwest Side of Wolf Street
PUBLIC HEARING: 2:00 p.m. to 3:00 p.m. on 10/20 at 204
 The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing.
 To reclassify the property from Zoning District 20-1 to Zoning District 35-2 Zone and from the 4th Edition District of Baltimore County.
 Being known and designated as Lot 1 of "Joback W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber 100-1, folio 20 and 21.
 Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204 feet from the northwest side of Wolf Street and running
 along the lines of Lot 1:
 S 11° 49' 42" 00" W 71.8 feet, thence
 N 10° 47' 33" 00" E 27.3 feet, thence
 S 31° 41' 02" 00" E 72.0 feet, thence
 S 31° 41' 02" 00" W 26.0 feet, thence to the place of the beginning.
 Containing 0.53 acres of land more or less.
 Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated and recorded among the Land Records of Baltimore County Maryland in Liber 100-1, folio 20 and 21.
 O.T.G. 4655 folio 0682 etc.
 Being the property of Brenda K. Welsh, et al., as shown on the plat plan filed

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

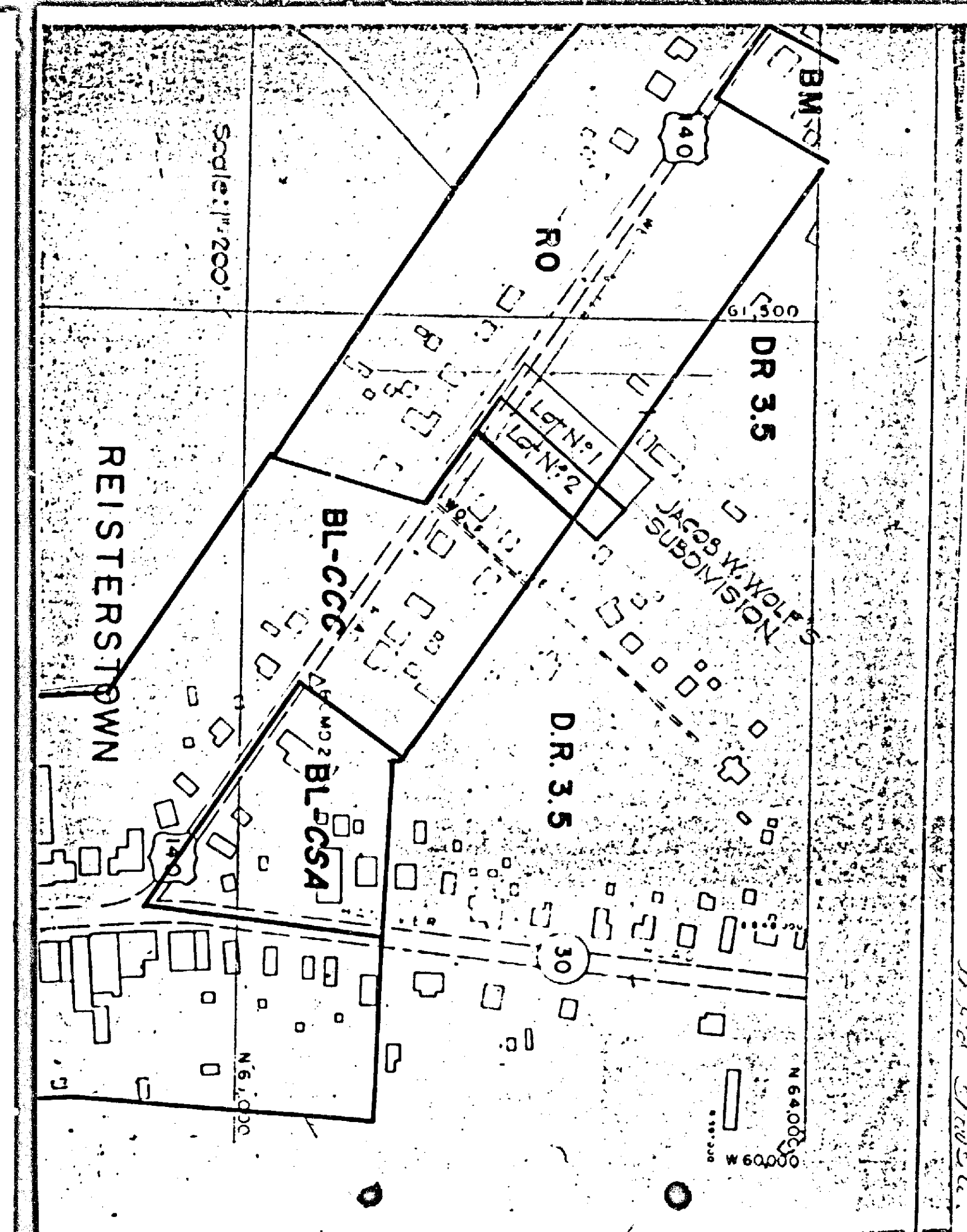
nnexed...Reg.#L04060...P.O.#0267
el successive weeks/days previous
ber., 1986....., in the

a daily newspaper published
inster, Carroll County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
weekly newspaper published
in Baltimore County, Maryland.
PERS OF MARYLAND, INC.

Grand Keeper

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: September 2, 1976
 Posted for: Reclassification
 Petitioner: Wanda R. Walsh, et al
 Location of property: NE 1/5 of Westminster Township, sec 1 from NW 1/5
of N. 1/2 Sec. 1
 Location of Sign: NW 1/5 of Westminster Township in front of Lot 17
 Remarks: _____
 Posted by: E. J. Kratoch Signature Date of return: September 5, 1976
 Number of Signs: 1



LOT 5
PROPERTY OF
HAROLD C. & MARGARET HAINES

N 41°02' W - 139.5'

72.0'

67.5'

PROPERTY OF
CHARLES E. PELTZER

LOT 1
AREA: 0.45 AC. ±

PROPOSED ZONING: BL

LOT 2
AREA: 0.40 AC. ±

PROPOSED ZONING: BL

DR-3.5

R-0

S 47°33' W - 273.1'

S 47°42' W - 264.0'

S 47°43' W - 255.5'

LOT 3
PROPERTY OF
ROBERT L. &
LORETTA A. MOSER

PROPOSED ZONING: BL

PROPOSED ZONING: BL

R-0
BL-CCC

136' TO WOLF AVE.

POINT OF
BEGINNING

71.8'

S 49°42' E - 139.8'

68.0'

POINT OF
BEGINNING

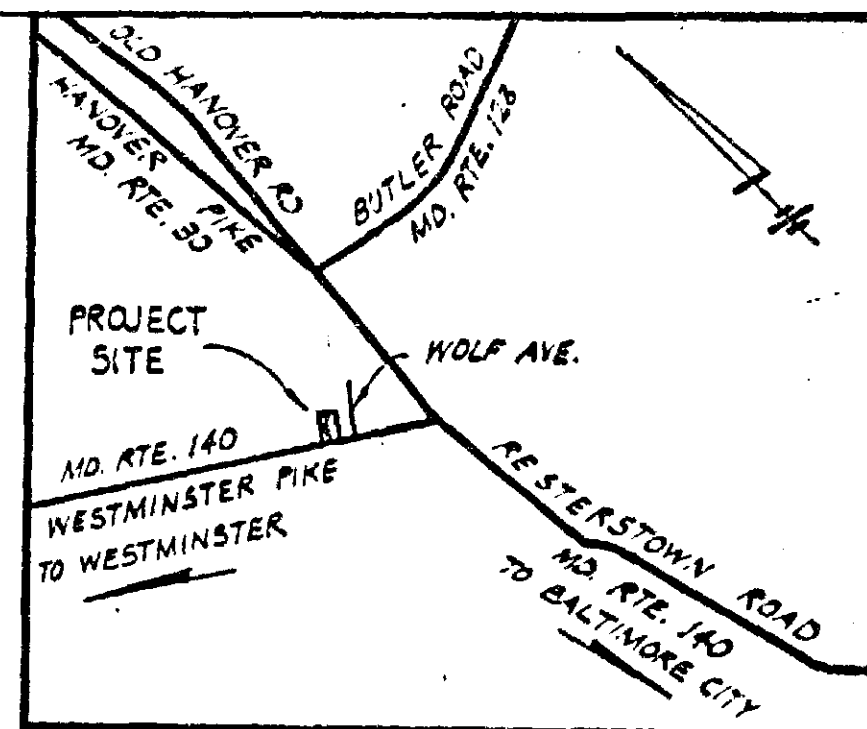


Donald E. Hicks

HICKS ENGINEERING CO., INC.
232 COCKEYSVILLE RD. 'SUITE B'
HUNT VALLEY, MD. 21030
(301) 628-8066

WESTMINSTER PIKE (MD. RTE. 140)

OWNER / APPLICANT
WANDA KAY WELSH, ETAL
19701 GUNPOWDER RD.
MILLERS, MD. 21107
(301) 239-3854



VICINITY MAP

III-6

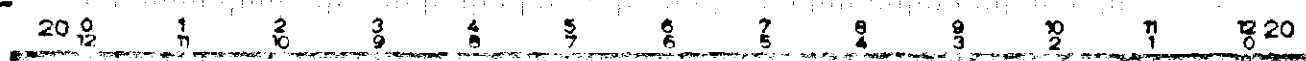
PLAT TO ACCOMPANY PETITION
FOR RE-ZONING CLASSIFICATION

**LOTS 1 AND 2 OF
JACOB W. WOLF'S SUBDIVISION**

ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MARYLAND

OFFICE COPY

SCALE: 1" = 20'



PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an RO and DR 3.5 zone to an B.L. zone, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for the reasons given in the attached statement; and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County: N/A

LOT 1 JACOB W. WOLF'S SUBDIVISION

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Wanda K. Welsh
Address: 19701 Gunpowder Road, 239-3854
City and State: Millers, Maryland 21107
Phone No. 21107

BANC-Form 1



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

September 30, 1986

Wanda K. Welsh, et al
19701 Gunpowder Road
Millers, MD 21107

Re: Case No. R-87-92 and
Case No. R-87-93
Wanda K. Welsh, et al

Dear Ms. Welsh:

Enclosed herewith is a copy of the Order of Dismissal of petitions passed today by the County Board of Appeals in the above entitled cases.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Enclosure

cc: James Earl Kraft
Phyllis Cole Friedman
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 136' FROM NW/S WOLF STREET (Lot #2) 4th DISTRICT

and

IN THE MATTER OF THE APPLICATION OF WANDA K. WELSH, ET AL FOR RECLASSIFICATION FROM R.O. & D.R. 3.5 TO B.L. NE/S WESTMINSTER TURNPIKE, 204' FROM NW/S WOLF STREET (Lot #1) 4TH DISTRICT

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. R-87-92
Item #5, Cycle III, 1986

and

No. R-87-93
Item #6, Cycle III, 1986

ORDER OF DISMISSAL

Petitions of Wanda K. Welsh, et al for reclassification from R.O. and D.R. 3.5 to B.L. on properties located on the northeast side of Westminster Turnpike, 136 feet and 204 feet from the northwest side of Wolf Street in the Fourth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on September 23, 1986, and prior to the taking of any testimony, the Petitioner withdrew and dismissed, without prejudice, the petitions filed in the above entitled cases. THEREFORE, IT IS HEREBY ORDERED this 30th day of September, 1986, that said petitions be and the same are DISMISSED, without prejudice.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Bucheister, Jr.
Harry E. Bucheister, Jr.

Keith S. Franz
Keith S. Franz

PETITION FOR RECLASSIFICATION
CASE NO. R-87-93

LOCATION: Northeast Side of Westminster Turnpike, 204 feet from Northwest Side of Wolf Street

PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing: To reclassify the property from an R.O. and D.R. 3.5 Zone to a B.L. Zone

All that parcel of land in the 4th Election District of Baltimore County Being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," recorded among the Land Records of Baltimore County Maryland in Liber W.P.C. 338 folio 556 and described as follows:

Beginning for the same on the northeast side of the Westminster Turnpike at a distance of 204.00 feet from the northwest side of Wolf Street and running thence for the outlines of Lot 1.

- 1.) N 49° 42' 00" W 71.8 feet, thence
- 2.) N 47° 33' 00" E 273.1 feet, thence
- 3.) S 41° 02' 00" E 72.0 feet, thence
- 4.) S 47° 42' 00" W 264.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.

Being the property of Wanda K. Welsh, et al as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

- 2 -

Al L. Snyder
1911 Harwood Pike
Harwood, Maryland 21076
(301) 833-7744

Description to accompany Zoning Petition

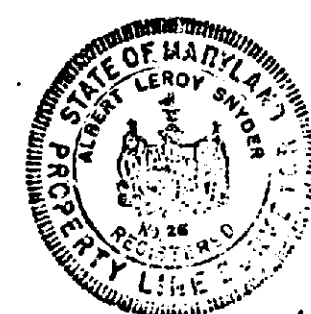
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- 4.) S 47° 42' 00" W 264.0 feet, thence to the place of beginning

Containing 0.5 Acres of land more or less.

Being part of that land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County Maryland in Liber O.T.G. 4605 folio 082 etc.



Edith T. Eisenhart

IN THE MATTER OF THE PETITION FOR ZONING RECLASSIFICATION FROM R.O. AND D.R. 3.5 TO B.L. ZONE NE/S of Westminster Pike, 204' NW of Wolf St., 4th District

WANDA K. WELSH, et al.,
Petitioners

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Case No. R-87-93 (Item 6, Cycle III)

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

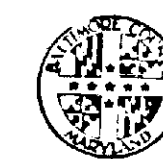
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

RECEIVED
COUNTY BOARD OF APPEALS
R-87-93

I HEREBY CERTIFY that on this 6th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Wanda K. Welsh, Gerald J. Lehman, John D. Lauer, Sr., and P. A. Lauer, Petitioners, 19701 Gunpowder Rd., Millers, MD 21107.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 18, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Wanda K. Welsh
Mr. Gerald J. Lehman
Mr. John D. Lauer, Sr.
19701 Gunpowder Road
Millers, Maryland 21107

RE: PETITIONS FOR ZONING RECLASSIFICATION
NE/S of Westminster Turnpike, 136' from the NW/S of Wolf St.
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.
4th Election District
Wanda K. Welsh, et al - Petitioners
Case Nos. R-87-92 and R-87-93 (Cycle III, Item Nos. 5 and 6)

Ms. Welsh and Gentlemen:

This is to advise you that \$223.02 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. Margaret E. du Bois, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025529

DATE 9/23/86 ACCOUNT 2-1-13-13-13

GROSS & POSTS

AMOUNT \$ 625.02
Ms. W. K. Welsh, 19701 Gunpowder Rd.,
Millers, MD, 21107

RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE NOS.
R-87-92 (\$411.51) and R-87-93 (\$411.51)

FOR 8 8019-*****625529- 025529

VALIDATION OR SIGNATURE OF CASHIER

Ms. Wanda K. Welsh
Mr. Gerald J. Lehman
Mr. John D. Lauer, Sr.
19701 Gunpowder Road
Millers, Maryland 21107

August 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING RECLASSIFICATION
NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.
4th Election District
Wanda K. Welsh, et al - Petitioners
Case No. R-87-93 (Cycle III, Item No. 6)

TIME: 10:00 a.m.

DATE: Tuesday, September 23, 1986

PLACE: Room 218, Courthouse, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 03388

DATE 9/23/86 ACCOUNT 01-415

AMOUNT \$ 100.00

RECEIVED FROM Wanda K. Welsh

FOR BALTIMORE COUNTY ZONING OFFICE

VALIDATION OR SIGNATURE OF CASHIER

ZONING OFFICE FOR ADVERTISING AND
7 A WEEK BEFORE THE HEARING. THIS
THE ZONING OFFICE ON THE DAY OF THE

APR 14 1987

WANDA K. WELSH, ET AL
#R-87-93
Item #6, Cycle III, 1986
NE/S Westminster Turnpike, 204'
from NW/S of Wolf Street
(Lot #1, Jacob W. Wolf's subdivision)
4th District
R.O. and DR 3.5 to B.L.
0.5 acres

Feb. 18, 1986 Petition filed

Wanda K. Welsh, et al
19701 Gunpowder Road
Millers, MD 21107
Petitioners

James Earl Kraft
Baltimore County Board of Education
212 Algonquin Road (21204)
940 YORK
Phyllis Cole Friedman
People's Counsel

Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

DATE: FEBRUARY 17, 1986
TO: ZONING COMMISSIONER OF BALTIMORE COUNTY
FROM: WANDA K. WELSH (OWNER/APPLICANT)
RE: JACOB W. WOLF'S SUBDIVISION
(LOTS 1 AND 2)

EXPLANATION TO ACCOMPANY PETITIONS FOR ZONING RECLASSIFICATIONS
REASON: CHANGE OF AREA

This section of Westminster Road (also known as Route 140) has been the major highway from Westminster to Reisterstown and will upon completion and opening of the Northwest Expressway become a major access to this highway which will have its northern most terminus at Westminster Road.

Many formerly single family dwellings located along this road have been razed for construction of the new highway and related utilities installation. Others are being renovated for commercial uses. This neighborhood change has been taking place for less than one year and will probably continue over the next two to five years.

Population in the area as a result of the improved transportation system is expected to increase substantially. The site is served by public water facilities at present and is in an S-3 sewer zone.

The neighborhood is in a state of flux and has already experienced a change in the use of nearby properties.

In view of the changes in this area, we feel BL zoning would be appropriate to allow for multiplicity of use in serving the growing population and utilizing the site to its potential

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 19, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Wanda K. Welsh
19701 Gunpowder Road
Millers, Maryland 21107

RE: Item No. 6 - Cycle No. III
Petitioner: Wanda K. Welsh, et al
Reclassification Petition

Dear Ms. Welsh:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle III). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before N/A, 19___. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Page Two
Item No. 6, Cycle III
September 19, 1986

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 494-3391 or the commenting agency.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb (MS018)

Enclosures

cc: Hicks Engineering Co., Inc.
232 Cockeysville Road, Suite B
Hunt Valley, Maryland 21030



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassaf
Administrator

February 7, 1986

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Additional Comments
to CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots #1 and #2
E/S Westminster Pike
Route 140
204' West of Wolf Ave.

Dear Mr. Markle:

On review of the revised submittal of 1-31-86 showing additional paving and State Highway Administration curb and gutter offset 31' from the centerline of Westminster Pike (Route 140) the State Highway Administration finds the revision generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Hicks Engineering Co., Inc.

My telephone number is (301) 659-1250
Teletypewriter for impaired hearing or speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



Maryland Department of Transportation
State Highway Administration

William K. Holmann
Secretary
Hal Kassaf
Administrator

January 24, 1986

Mr. J. Markle-Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: Baltimore County
CRG Meeting of 2/5/86
"Wolf Subdivision"
Lots #1 and #2,
E/S Westminster Pike
Route 140
204' west of Wolf Ave.

Dear Mr. Markle:

On review of the submittal of 1/10/86, and field inspection, the State Highway Administration finds the concept for in-common access generally acceptable.

However, the S.H.A. will require the site plan to be revised to show the following.

1. A proposed 80' Right-of-Way (40' h section) for Westminster Pike (Route 140).
2. Show the proposed 25' transition for the proposed curb and gutter to meet the existing paving of Route 140.
3. Note the relocation of the existing utility pole 206' N/W of Wolf Avenue.

It is requested that all Baltimore County permits be held until the plan is revised and S.H.A. Permit applied for with the posting of a \$15,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

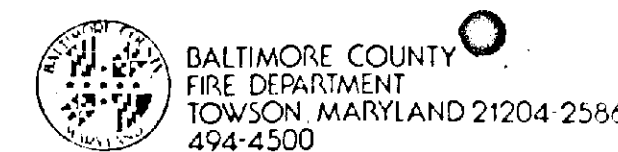
Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL:GW:ies

cc: J. Ogle

enclosure

My telephone number is (301) 659-1250
Teletypewriter for impaired hearing or speech
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



PAUL H. REINCKE
CHIEF

May 13, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: William Hackett
Chairman, County Board of Appeals

RE: Property Owner: Wanda K. Welsh, et al

Location: NE/S Westminster Turnpike, 204' from NW/S of Wolf Street

Item No.: 6 Zoning Agenda: Cycle III
4/86 - 10/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

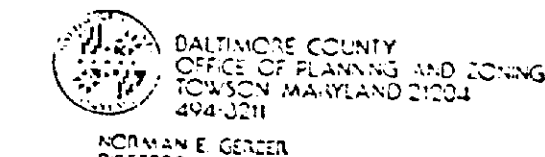
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]

Planning Group
Special Inspection Division

/mb



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

April 22, 1986

RE: Zoning Agenda: Review of Cycle III-Recuss.
Item # 6 - Cycle III
Property Owner: WANDA K. WELSH, ET AL
Location: NE/S WESTMINSTER PIKE, 204'
FROM NW/S OF WOLF ST.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment AT THIS TIME.
- () A County Review Group Meeting is required.
- () This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- (X) The property is located in a Baltimore County Landscape Manual, 2011-2025. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The certificate is located in a TRAFFIC AREA CONTROLLED BY A "F" LEVEL INTERSECTION. The property is located in a "F" level intersection. The "F" level intersection is defined by 2011-2025, and its construction is prohibited until the intersection is improved by the County Council.
- (X) IF THE PROPERTY IS REZONED, ANY FUTURE DEVELOPMENT OF THE SITE MUST MEET THE REQUIREMENTS OF BILL 50-82 "THE DEVELOPMENT REGULATIONS".

cc: James Hoswell

Europe A. Osler
Chief, Current Planning and Development

APR 14 1987

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William F. Hackett - Chairman
Appeals Board
Charles E. "Ted" Burnham
FROM: Plans Review Chief, Department of Permits & Licenses
Date: June 24, 1986

SUBJECT: April - October 1986 - Zoning Classification - Cycle III

Item #6 Property Owner: Wanda K. Welsh, et al
Contract Purchaser:
Location: NE/S Westminster Turnpike, 204' from
NW/S of Wolf Street
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: B.L.
Acres: 0.5 Acres
District: 4th Election District

Should there be existing structures it is possible a change of use along with an alteration permit to upgrade the structure(s) to the proposed new use would be required before occupancy. New structures would require a new building permit. No further comment at this time.

CEB/vw

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 19, 1986

Mr. William Hackett, Chairman
Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle III
Item No. 6
Property Owner: Wanda K. Welsh, et al
Location: NE/S Westminster Turnpike, 204' from
NW/S of Wolf St.
Existing Zoning: R.O. and D.R. 3.5
Proposed Zoning: B.L.
Acres: 0.5 Acres
District: 4th Election District

Dear Mr. Hackett:

The present zoning for this site can be expected to generate approximately 160 trips per day, and the proposed B.L. zoning can be expected to generate approximately 250 trips per day.

All accesses will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

May 6, 1986

Mr. William Hackett
Chairman
Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item # 6
Property Owner: Wanda K. Welsh, et al
Location: NE/S Westminster Turnpike, (Route 140)
204' from NW/S of Wolf St
Existing Zoning: R.O. & D.R. 3.5
Proposed Zoning: B.L.
Acres: 0.5
District 4th

ATT: James Dyer

Dear Mr. Dyer:

On review of the submittal and review of our files on the "Wolf Subdivision" the S.H.A. Bureau of Engineering Access Permits is forwarding our (S.H.A.) comments of 1/24/86 and 2/7/86 presented to the Baltimore County CRG.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

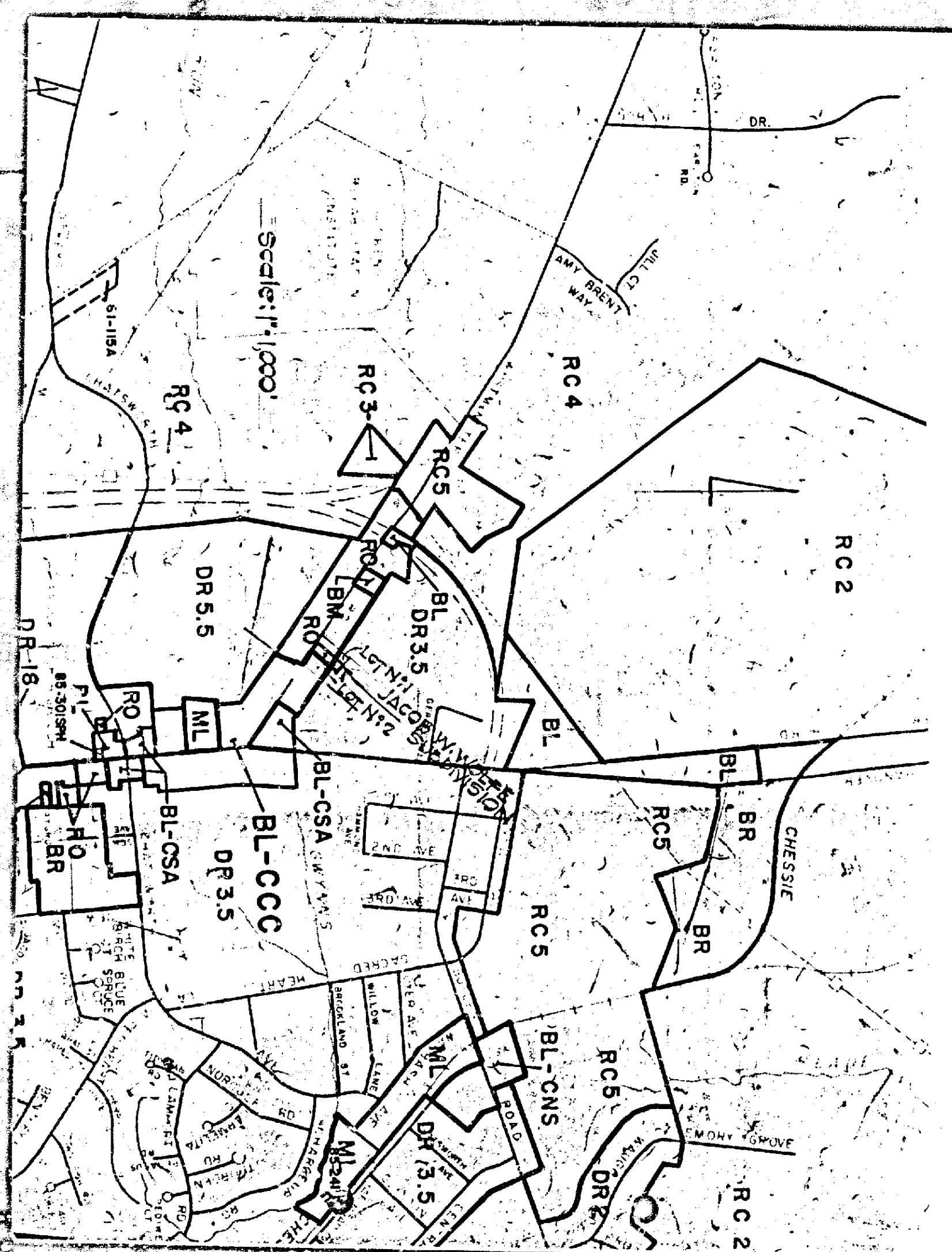
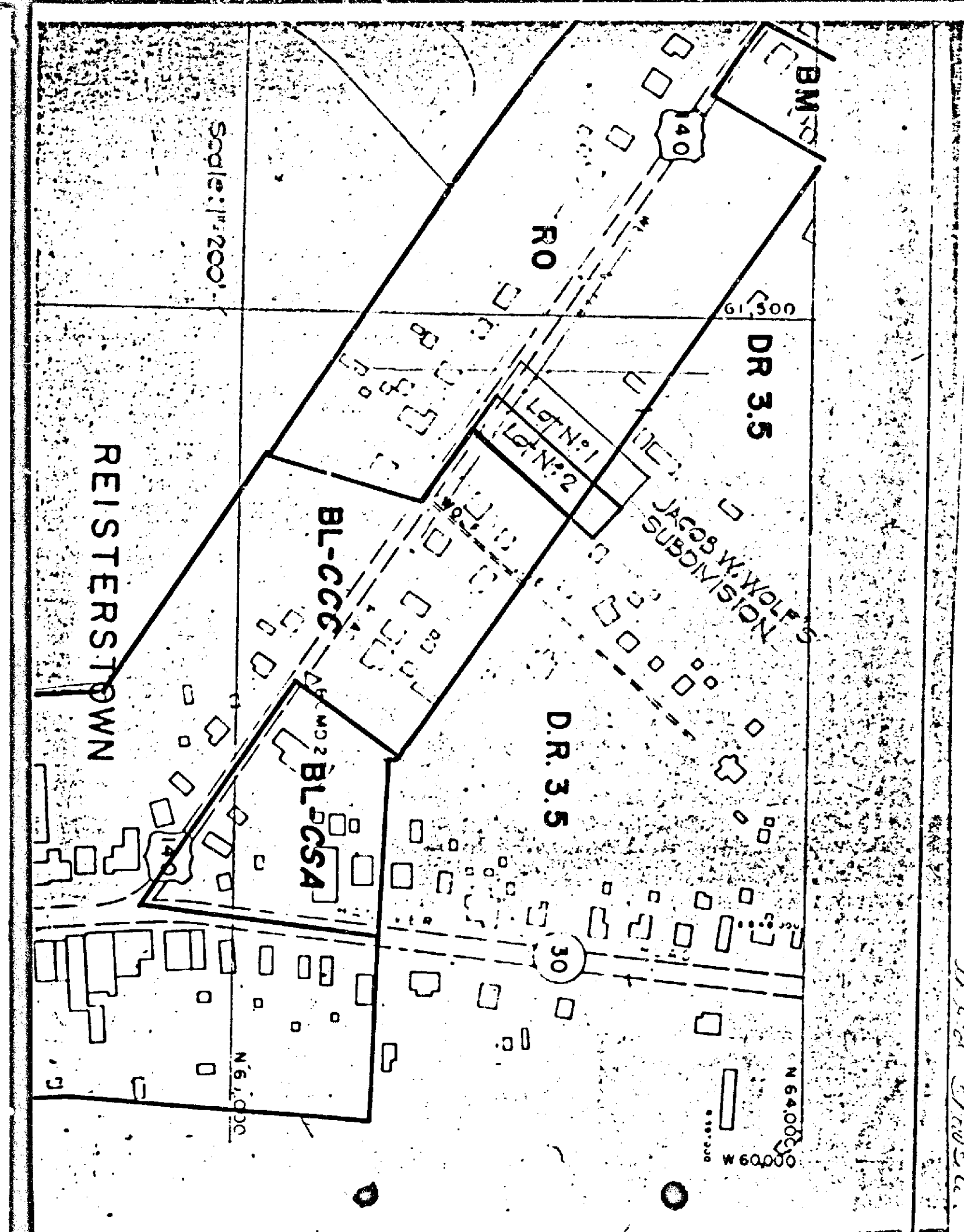
CL-GW:es

cc: J. Ogle

attachment

My telephone number is 301659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



CERTIFICATE OF PUBLICATION

TOWSON, MD., September 4, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 4, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

33.00

PETITION FOR RECLASSIFICATION
Case No. R-87-93
LOCATION: Northeast Side of Westminster Turnpike, 204 feet from the Northwest Side of Wolf Street
PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
To receive the property from the R.O. and D.R. 3.5 Zone to a B.L. Zone
All that parcel of land in the 4th Election District of Baltimore County being known and designated as Lot 1 of "Jacob W. Wolf's Subdivision," Baltimore County, Maryland, as shown on the Land Records of Baltimore County, Maryland in Liber W.P.C. 338 folio 556 and described as follows:
Beginning for the same on the Northeast side of the Westminster Turnpike at a distance of 204.00 feet from the Northwest side of Wolf Street and running thence for the outlines of Lot 1:
1. N 49° 42' 00" W 71.8 feet, thence
2. N 47° 13' 00" E 273.1 feet, thence
3. S 41° 02' 00" E 72.0 feet, thence
4. S 47° 42' 00" W 264.0 feet, thence to the place of beginning.
Containing 0.5 Acre of land more or less.
Being part of the land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton, Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4605 folio 082 etc.
Being the property of Wanda K. Welsh, et al, as shown on the plat plan filed with the Zoning Department.
By Order of
WILLIAM T. HACKETT,
Chairman
County Board of Appeals
Baltimore County
9002 Sept. 4, 1986

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 4, 1986

PETITION FOR RECLASSIFICATION
CASE NO. R-87-93

LOCATION: Northeast Side of Westminster Turnpike, 204 feet from the Northwest Side of Wolf Street
PUBLIC HEARING: Tuesday, September 23, 1986, at 10:00 a.m.
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
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2. N 47° 13' 00" E 273.1 feet, thence
3. S 41° 02' 00" E 72.0 feet, thence
4. S 47° 42' 00" W 264.0 feet, thence to the place of the beginning.
Containing 0.5 acres of land more or less.
Being part of this land which was conveyed by Hattie V. Schaefer, widow, to Frank E. Charlton, Jr. and Joan Charlton, his wife, by deed dated April 18, 1966 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4605 folio 082 etc.
Being the property of Wanda K. Welsh, et al, as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

annexed... Reg. 4104260... P.O. #0267
successive weeks/days previous thereto, 1986, in the

a daily newspaper published in Baltimore County, Maryland, weekly newspaper published in Baltimore County, Maryland, weekly newspaper published in Baltimore County, Maryland, PERS OF MARYLAND, INC.

James Dyer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: September 2, 1986
Posted for: Reclassification
Petitioner: Wanda K. Welsh, et al
Location of property: NE/S of Westminster Turnpike, 204' from NW/S of Wolf St.
Location of Sign: NE/S of Westminster Turnpike in front of Lot 1.
Remarks:
Posted by: S. J. Dyer Signature Date of return: September 5, 1986
Number of Signs: 1

LOT 5
PROPERTY OF
HAROLD C. & MARGARET HAINES

N 41°02' W - 139.5'

72.0'

67.5'

LOT 1
AREA: 0.45 AC. ±

LOT 2
AREA: 0.40 AC. ±

PROPERTY OF
CHARLES E. PELTZER

PROPOSED ZONING: BL

PROPOSED ZONING: BL

DR-3.5

R-0

S 47°33' W - 273.1'

S 47°42' W - 264.0'

S 47°43' W - 255.5'

PROPOSED ZONING: BL

PROPOSED ZONING: BL

LOT 3
PROPERTY OF
ROBERT L. &
LORETTA A. MOSER

R-0
BL-CCC

136' TO WOLF AVE.

POINT OF
BEGINNING

POINT OF
BEGINNING

71.8'

68.0'

S 49°42' E - 139.8'

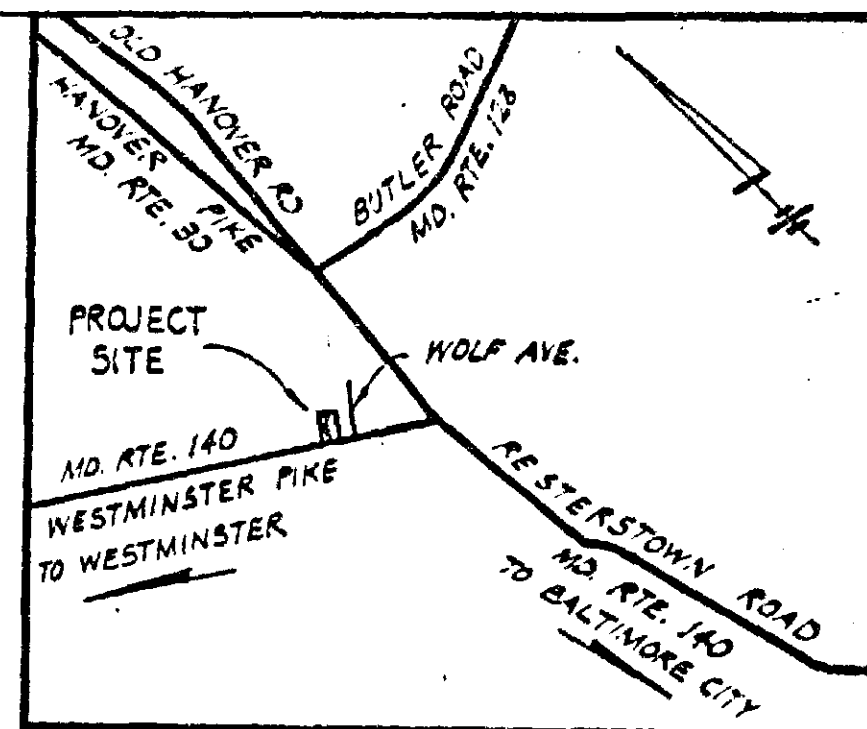


Donald E. Hicks

HICKS ENGINEERING CO., INC.
232 COCKEYSVILLE RD. 'SUITE B'
HUNT VALLEY, MD. 21030
(301) 628-8066

WESTMINSTER PIKE (MD. RTE. 140)

OWNER / APPLICANT
WANDA KAY WELSH, ETAL
19701 GUNPOWDER RD.
MILLERS, MD. 21107
(301) 239-3854



VICINITY MAP

III-6

PLAT TO ACCOMPANY PETITION
FOR RE-ZONING CLASSIFICATION

**LOTS 1 AND 2 OF
JACOB W. WOLF'S SUBDIVISION**

ELECTION DISTRICT 14
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MARYLAND

OFFICE COPY

SCALE: 1" = 20'

